



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

Chief Administrative Officer

At its meeting held November 3, 2004, the Board took the following action:

2

Supervisor Molina made the following statement:

“The County owns a 3,052 square-foot medical clinic building on 11,613 square feet of land located at 6912 Ajax Avenue in the City of Bell Gardens which is vacant and considered surplus to any present or foreseeable County needs. This building formerly served as an outpatient health center operated by the Department of Health Services (DHS). This clinic was closed by DHS and the services previously provided, to the extent possible, were transferred to remaining County clinics in response to the restructuring of outpatient services at DHS.

“The JWCH Institute Inc. (the ‘Institute’) is a private nonprofit health agency whose stated mission is to improve the health and wellness of underserved segments of the population of Los Angeles County through the direct provision of health care, health education services and research. The Institute will operate the subject health center as an outpatient clinic providing services deemed appropriate by DHS to meet the needs of the surrounding community in exchange for the County’s gratis transfer of property ownership to the Institute with the County reserving unto itself the right to take back the property in the event the Institute fails to operate the property as an outpatient health center. Should the property revert back to the County, the County will seek to identify other health care providers, such as the Oldtimers Foundation, to operate the site as a health center.

“The Institute is recognized as a 501(c)(3) organization in compliance with Internal Revenue Code regulations and the Government Code prescribes a method by which the County can sell surplus real property to tax exempt organizations for the purpose of providing health services.”

(Continued on Page 2)

2 (Continued)

Dr. Genevieve Clavreul addressed the Board.

Therefore, on motion of Supervisor Molina, seconded by Supervisor Antonovich, unanimously carried, the Board took the following actions:

1. Made a finding that the 3,052 sq ft medical clinic building on 11,613 sq ft of land located at 6912 Ajax Ave., City of Bell Gardens (1) is surplus to any present or foreseeable County needs and that the health care services provided by the JWCH Institute Inc. (Institute) to the local community serve public purposes which benefit the County;
2. Approved sale of the property to the Institute on a gratis basis in exchange for the Institute's commitment to provide the funds, staff and management to operate a health clinic at the subject property, subject to the condition that the property will be used continuously and exclusively for outpatient health care purposes and shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated area not equally accorded residents of unincorporated territory; and in the event the Institute does not comply with operating an outpatient health clinic, then all right, title and interest in the subject property shall revert back to the County;
3. Authorized the Chief Administrative Officer to negotiate terms of the sale including a purchase and sale agreement, and to execute the purchase and sale agreement and other related documents; and
4. Instructed the Chairman to execute the quitclaim deed for the property; and find that proposed direct sale of the surplus property is exempt from the California Environmental Quality Act.

07110304_2

Copies distributed:

Each Supervisor
Chief Deputy County Counsel
Director of Health Services